WARRANTY DEED



B-VRES-19-00813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 263676 DEEDWARR
07/29/2019 03:58:59 PM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20190729-0074624

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adreanne N. Hebb and Hollis Crowder, III	F + M BANK	
(NAME)	(NAME)	**149-02-0B-069.00-CO**
813 Bishopsgate Rd.	10 CADILLAC DR, STE 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK L. MCKANNA, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADREANNE N. HEBB, AN UNMARRIED WOMAN, AND HOLLIS CROWDER, III, AN UNMARRIED MAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: HC3 ANH

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Final P.U.D Plan of Phase II, Piccadilly Square of record in Plat Book 6250, Page (s) 92, 93, 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick L. McKanna, single by Warranty deed from Linda L. Huskey, married who acquired title as Linda Lawrence of record in Instrument No. 20131106-0115011 Register's Office for Davidson County, Tennessee, dated November 06, 2013 and recorded on October 25, 2013.

This conveyance is subject to:

- Taxes for the year 2019, a lien not yet due and payable.
- Subdivision restrictions, building lines and easements of record in Plat Book 6250, Page 92; Plat Book 6250, Page 93; Plat Book 6250, Page 94, in the Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record at Book 6236, Page 683, as amended at 6295, Page 506; Book 5295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; and By-Laws record at Book 6236, Page 708; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6300, Page 431, Book 6236, Page 680 in the aforesaid Register's Office.
- Charter of Piccadilly Square Homeowners Association of record at Book 6236, Page 703; Book 7288, Page 964, in the aforesaid Register's Office.
- Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association of record at Book 6236, Page 703; Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 423; Book 6300, Page 439, in the aforesaid Register's Office.
- Easement(s) of record in Book 6186, Page 238; Book 6251, Page 616; Book 6298, Page 491; Book 7883, Page 280, in the aforesaid Register's Office.
- Additional Open Spaces of record in Book 6496, Page 99, in the Register's Office for Davidson County, Tennessee.
- Storm Water Agreement of record in Book 6782, Page 518, Book 6530, Page 819, Book 6530, Page 823, Book 6846, Page 653, Book 6846, Page 606, in the Register's Office for Davidson County, Tennessee.
- Information Brochure of record in Book 6236, Page 726, in the Register's Office for Davidson County, Tennessee.
- Deed of Correction of Piccadilly Square Homeowner's Association of record in Book 6295, Page 503, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20131106-0115011 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **813 Bishopsgate Rd., Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 22nd DAY OF JULY, 2019.

Patrick L. McKanna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK L. MCKANNA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of July, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212